

HOME-AMERICAN RESCUE PLAN (HOME-ARP) PUBLIC COMMENT PERIOD

The City of Torrance's HOME-ARP allocation is \$1,710,939. The range of activities the funding can be used for are: Tenant-Based Rental Assistance (TBRA), Development and Support of Affordable Housing, Provision of Supportive Services, Acquisition and Development of Non-Congregate Shelter (NCS) Units, Nonprofit Operating and Capacity Building Assistance, and Administration and Planning.

A Public Hearing regarding the Plan will be conducted at the Torrance City Council meeting on April 12, 2022. The Draft HOME-ARP Allocation Plan is available below. If you would like to submit a written comment regarding the Plan, please email CouncilMeetingPublicComment@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email include the title of this item "HOME-ARP Allocation Plan." All comments received by 2:00 p.m. on Tuesday, April 12, 2022 will be included as "Supplemental" on the City's website prior to the meeting. Comments received after 2:00 p.m., but prior to the end of the meeting, will be added to the record and will be available on the City webpage the following day. Members of the public may participate during the hearing by telephone at (310) 618-2404.

Information regarding limited English proficiency (LEP) accommodations and ADA accommodations is present below.



CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

NOTICE OF MEETING (POSTED MARCH 24, 2022)

NOTICE IS HEREBY GIVEN that the City Council appoints the day of **April 12, 2022** at the hour of **6:30 p.m.**, for a public hearing on **HOME-ARP Allocation Plan**: Conduct Public Hearing and Adopt RESOLUTION Approving Allocation Plan for HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) Funds. The City of Torrance's HOME-ARP allocation is \$1,710,939. The range of activities the funding can be used for are: Tenant-Based Rental Assistance (TBRA), Development and Support of Affordable Housing, Provision of Supportive Services, Acquisition and Development of Non-Congregate Shelter (NCS) Units, Nonprofit Operating and Capacity Building Assistance, and Administration and Planning.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's Office at (310) 618-5880. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at (310) 618-2870. If you have limited English proficiency (LEP) and need translation services to participate in the meeting, please contact the Community Development Department at 310-618-5840. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title ii]

Direct questions or concerns to the City Council at (310) 618-2801, the City Manager at (310) 618-5880, or an individual department head prior to submission to the City Council. Parties will be notified if the complaint will be included on a subsequent agenda.

Pursuant to Assembly Bill 361, the City Council and staff may participate in this meeting in person or via teleconference or other electronic means. **The Council Chamber is closed to the public in the interest of maintaining appropriate social distancing and in order to reduce the risk of spreading COVID-19.** The public can view the meeting and participate in the meeting as outlined below.

MEMBERS OF THE PUBLIC MAY VIEW THE MEETING via CitiCABLE Channel 3 (Spectrum) and Channel 31 (Frontier), streaming online at www.TorranceCA.Gov, Facebook @ City of Torrance CA Government, and YouTube Channel TorranceCitiCABLE.

MEMBERS OF THE PUBLIC MAY PARTICIPATE DURING THE HEARING by telephone at (310) 618-2404.

MEMBERS OF THE PUBLIC MAY PARTICIPATE BEFORE THE HEARING by email to CouncilMeetingPublicComment@TorranceCA.Gov and write "Public Comment" in the subject line. In the body of the email include the title of this item "HOME-ARP Allocation Plan". All comments received by 2:00 p.m. on Tuesday, April 12, 2022 will be included as "Supplemental" on the City's website prior to the meeting. Comments received after 2:00 p.m., but prior to the end of the meeting, will be added to the record and will be available on the City webpage the following day.

If you need an accommodation to submit a comment on the HOME-ARP Allocation Plan due to a disability or limited English proficiency (translation services), please contact the Housing Office at 310-618-5913.

For further information, contact the HOUSING DIVISION of the Community Development Department at (310) 618-5840.

City of Torrance HOME-ARP Allocation Plan

April 12, 2022

City of Torrance

Community Development
Department



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Guidance

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in American Rescue Plan (ARP) funds to be administered through the HOME program and primarily benefit individuals and families in specified HOME-ARP “qualifying populations.” The City of Torrance has been allocated \$1,710,939 in HOME-ARP funding for use in eligible activities from September 13, 2021- September 30, 2030. HOME-ARP funds can be used for the following primary activities: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. A participating jurisdiction may use up to 10% of the award for Nonprofit Operating and Capacity Building Assistance and 15% of the award for Administration and Planning.

To receive the HOME-ARP funds, a participating jurisdiction (PJ) must submit an allocation plan to the U.S. Department of Housing and Urban Development (HUD). The PJ must engage in consultation and public participation processes to develop the allocation plan. Traditionally, this allocation plan would be submitted as a substantial amendment to the annual action plan submitted by PJs that administer a HOME program. Since Torrance does not receive annual HOME funds, it does not submit an annual plan to HUD. Therefore, Torrance is submitting the allocation plan as a standalone document to receive HOME-ARP funds. The allocation plan format follows a prescribed HUD template, so some information is presented in multiple sections.

The HOME-ARP allocation plan must describe how the PJ intends to distribute HOME-ARP funds, including how it will use these funds to address the needs of HOME-ARP qualifying populations. A PJ’s HOME-ARP allocation plan must include:

- A summary of the consultation process and results of upfront consultation;
- A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reasons why;
- A description of HOME-ARP qualifying populations within the jurisdiction;
- An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
- A summary of the planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
- An estimate of the number of housing units for qualifying populations the PJ will produce or preserve with its HOME-ARP allocation; and
- A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population.

Torrance conducted significant consultation with the general public, homeless-related non-profit agencies, government agencies and the Los Angeles County Continuum of Care (CoC) in preparing the HOME-ARP allocation plan.

Consultation

Before developing it's plan, a PJ must consult with the Continuum of Cares (CoCs) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities. Local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs servicing the jurisdiction.

Summarize the Consultation Process.

The City consulted with public and private entities to gather the data necessary for the preparation of this Plan. These stakeholders have relevant knowledge that can speak to the needs, service gaps, and potential activities that would best benefit the qualifying populations. Due to the unpredictable nature of the COVID-19 pandemic, the City of Torrance solicited feedback through an electronic consultation packet consisting of a presentation and supplemental survey. The consultation packet and survey can be found in Appendix A.

Staff distributed the consultation packet to 20 individuals within the organizations listed below and requested feedback from said individuals regarding utilization of HOME ARP funds and gaps in the service delivery system within the City of Torrance. The supplemental survey consists of 19 questions intended to quantify the perspectives of the consulted agencies regarding the preferred use of the HOME-ARP funds. The City received survey responses from January 18, 2022 until February 22, 2022. Survey results were presented to the City's Social Services Commission on February 24, 2022, for the Commission to provide feedback and fulfill consultation guidelines. The Social Services Commission addresses the needs the City's veterans, homeless population, adults with developmental disabilities, and children with special needs. The survey responses are available in Appendix B and are referenced throughout this document.

To fulfill the CoC consultation requirement, City staff participated in a webinar hosted by the Los Angeles CoC's lead agency, the Los Angeles Homeless Services Authority (LAHSA) on February 9, 2022. LAHSA also provided a memo detailing its recommendations. Torrance Staff additionally attended the LAHSA HOME-ARP office hours on March 2, 2022. The CoC webinar briefing and memo can be found in Appendix C. The memo recommended three uses for the funding: acquisition, master leasing, and supportive services. It should be noted that LAHSA's recommendations are generalized for all 85 cities in its jurisdiction - including the City of Los Angeles - and therefore do not take into account the unique homeless landscape of Los Angeles County's South Bay region, locally referred to as Service Planning Area (SPA) 8, and in the City of Torrance.

List the Organizations Consulted, and Summarize the Feedback Received from these Entities

Agency/Org Consulted	Type of Agency	Feedback
Los Angeles Homeless Services Authority	Lead Agency Los Angeles Continuum of Care	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing
South Bay Coalition to End Homelessness	Homelessness regional coalition	<ul style="list-style-type: none"> • Funding for supportive services • Funding for acquisition/development of non-congregate shelter units
Harbor Interfaith Services	Homeless service provider	<ul style="list-style-type: none"> • Funding for affordable housing • Funding for acquisition/development of non-congregate shelter units
Family Promise of the South Bay	Homeless service provider	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for rental assistance • Funding for acquisition/development of non-congregate shelter units
Rainbow Services	DV service provider	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for rental assistance • Funding for acquisition/development of non-congregate shelter units
Department of Housing and Urban Development (HUD) – Veterans Affairs Supportive Housing (VASH)	Veteran's group	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for rental assistance • Funding for acquisition/development of non-congregate shelter units
Torrance Housing Authority	Public Housing Authority	<ul style="list-style-type: none"> • Funding for supportive services
City of Torrance Social Services Commission	Public agency	<ul style="list-style-type: none"> • Funding for affordable housing
Center for the Pacific Asian Family (CPAF)	Private agency – civil rights	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for rental assistance • Funding for acquisition/development of non-congregate shelter units
National Alliance on Mental Illness (NAMI)	Private organization – Disabilities	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for rental assistance • Funding for acquisition/development of non-congregate shelter units
Torrance Unified School District (TUSD)	Other: local school district	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for acquisition/development of non-congregate shelter units
Torrance Memorial Medical Center	Other: local medical center	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for rental assistance • Funding for acquisition/development of non-congregate shelter units
Providence Little Company of Mary	Other: local medical center	<ul style="list-style-type: none"> • Funding for supportive services • Funding for affordable housing • Funding for acquisition/development of non-congregate shelter units

Public Participation

*PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan **of no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.*

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- *The amount of HOME-ARP the PJ will receive, and*
- *The range of activities the PJ may undertake.*

Describe the public participation process, including the information about the dates of the public comment period and public hearing(s) held during the development of the plan.

- **Public comment period:** Start Date – **3/24/2022** End Date – **4/12/2022**
- **Public hearing:** **4/12/2022**

To encourage citizen participation in the development of the allocation plan, the City has provided residents with the opportunity to comment on the proposed HOME-ARP allocation plan during two separate occasions. The first opportunity was during the Torrance Social Services Commission on February 24, 2022. The purpose of the Commission meeting was to include the Social Services Commission in the consultations and for the public to provide feedback. Information regarding the Commission consultation was made available to the public on February 14, 2022 and the community was able to provide feedback from February 14, 2022 – February 24, 2022. All comments received from the public during the Commission meeting are included in this plan.

The additional opportunity for the public to participate is during a public comment period of no less than 15 calendar days. The public comment period begins on March 24, 2022 and will conclude on April 12, 2022. On April 12, 2022, the allocation plan will be brought to the Torrance City Council for a public hearing prior to submission. During the public hearing, staff will discuss the development of the HOME-ARP allocation plan, which incorporates information and discussion of community needs and eligible activities related to HOME-ARP, along with an opportunity for the public to provide comments on the proposed activities. Comments from this public hearing will be available following the hearing through the City Clerk’s office.

Describe any efforts to broaden public participation.

To broaden public participation two approaches were taken: (1) broaden scope of consultation groups and (2) presentation to the Social Services Commission. Torrance expanded the consultation groups to include those not explicitly stated in the HOME-ARP requirements. Staff consulted with the local medical

centers, school districts, and mental health advocates. Torrance understands the multifaceted issues facing the qualifying populations and wanted to consult with organizations that understand and serve those populations as well to complete a well-rounded understanding of the needs of our community.

Staff from the Community Development Department presented the results of the consultations to the Social Services Commission to elicit additional public comment. The Commission report was made available for the public on February 14, 2022, and was presented to the Commission on February 24, 2022. All comments received from the public during the Commission meeting are included in this plan. In addition to the Social Services Commission, a public notice advertising the availability of the HOME-ARP allocation plan and public hearing was published on March 25, 2022, in the local newspaper *The Daily Breeze*.

A PJ Must Consider Any Comments or Views of Residents Received in Writing, or Orally at a Public Hearing, When Preparing the HOME-ARP Allocation Plan.

Summarize the comments and recommendations received through the public participation process.

Comments and recommendations received through public participation will be included as they are received.

Summarize any comments or recommendations not accepted and state the reasons why.

Social Services Commission - All comments or recommendations were accepted from the Social Services Commission meeting held on February 24, 2022. One member of the commission stated that he would like to see the funds utilized for affordable housing. Specifically, the Commissioner commented that the funds should be allocated to invest in workforce housing and community land trusts. No members of the public provided feedback during this meeting.

Public Hearing - The Public Hearing is scheduled for April 12, 2022. This section will be completed after the Public Hearing takes place.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Describe the size and demographic composition of qualifying populations within the PJ's boundaries.

Homeless

Every year, LAHSA conducts a Point in Time count to create a census of unsheltered and sheltered individuals/families experiencing homelessness within Los Angeles County. According to the 2020 Point in Time count, there were 322 people experiencing homelessness in Torrance. This represents a 300% increase from 2016.¹ The 2020 Homeless Count information is the most current data that the City of Torrance has due to the cancellation of the 2021 Homeless Count. Table 1 shows the demographic distribution of people experiencing homelessness within the City of Torrance. As shown in Graph A, although the number of sheltered individuals has increased, there is not adequate shelter for those experiencing homelessness in Torrance. Of the 322 people experiencing homelessness, only 16% are sheltered. Additionally, that year there were 144 TUSD students who meet the McKinney Vento definition of homelessness.²

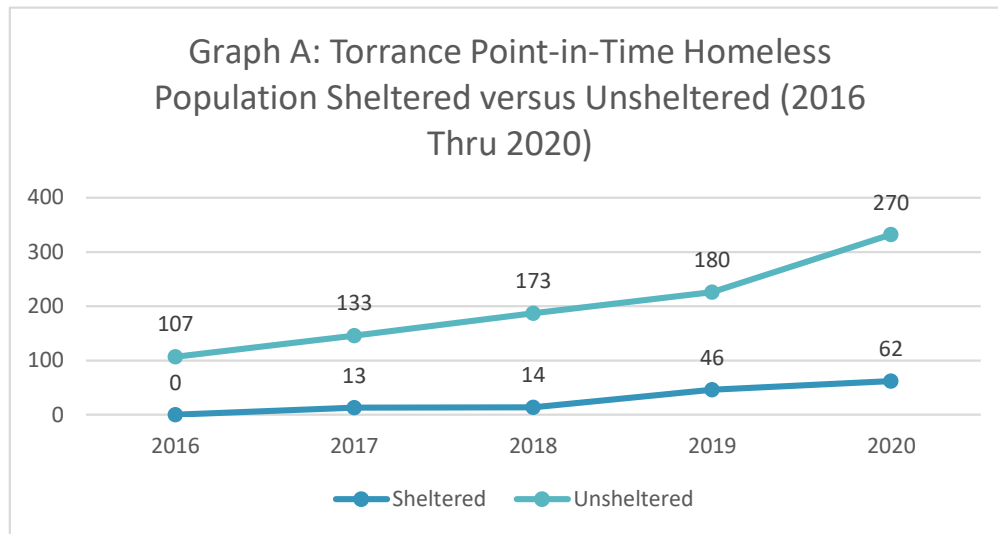
Table 1: Torrance Homelessness Snapshot for 2020 Point in Time Count ³						
Location	Living Situation	2016	2017	2018	2019	2020
Unsheltered Street	Adults on Street	37	28	37	23	54
	Unaccompanied Minors on Street	0	0	0	0	0
	Make-Shit Shelters	11	4	8	11	8
	Tents	2	9	2	3	13
Unsheltered Vehicle	Cars	14	22	65	60	55
	Vans	25	33	33	37	89
	RVs	18	38	29	46	51
Sheltered	Emergency Shelter	0	0	0	32	34
	Transitional Shelter	0	12	14	14	18 ⁴
Total		107	146	188	226	322

¹ Source: South Bay Coalition to End Homelessness – 2020 Greater Los Angeles Homeless Count

² Source: TUSD

³ Source: South Bay Coalition to End Homelessness – 2020 Greater Los Angeles Homeless Count

⁴ LAHSA reports the 2020 Homeless Count Torrance data at 332 total. This data includes a misreported 28 in transitional housing as opposed to 18. This discrepancy is due to an error in the way in which Family Promise reported their number of people in transitional shelter. They actually had 18 individuals (adults and children) in their transitional shelter program in Torrance. They had an additional 10 individuals (adults and children) in their transitional shelter program in San Pedro.



LAHSA provides more detailed data regarding the demographics of people experiencing homelessness at the SPA (Service Planning Area) level. There are eight SPAs in Los Angeles County; Torrance is located in SPA 8. Table 2 shows the demographic breakdown of individuals/families experiencing homelessness within SPA 8. The population of people experiencing homelessness in SPA 8 is majority individual, male, aged 25-54, and living in a vehicle.

Table 2 South Bay Homelessness Snapshot for 2020 Point in Time Count⁵

Ages	Total	Percentage
<18	532	12%
18-24	135	3%
25-54	2,780	61%
55-61	521	11%
62+	569	13%
Gender Identity	Total	Percentage
Male*	3,056	67%
Female*	1,504	33%
Transgender *includes transgender	28	1%
Shelter Status	Total	Percentage
Streets, tents, or make-shift shelters	1,666	37%
Cars, vans, campers, or RV's	1,846	40%
Shelters (including motel vouchers)	1,048	23%
Who is experiencing homelessness in the South Bay	Total	Percentage
Individuals	3,3684	81%
Families with minor-aged children	8784	19%
Substance use disorder	1,413	33%
Veterans	420	9%
Persons experiencing chronic homelessness	2,059	45%

⁵ Source: South Bay Coalition to End Homelessness – 2020 Greater Los Angeles Homeless Count South Bay Area

Have serious mental illness	816	20%
Have a physical disability	979	24%
Have experienced domestic violence	1,172	29%

At Risk of Homelessness

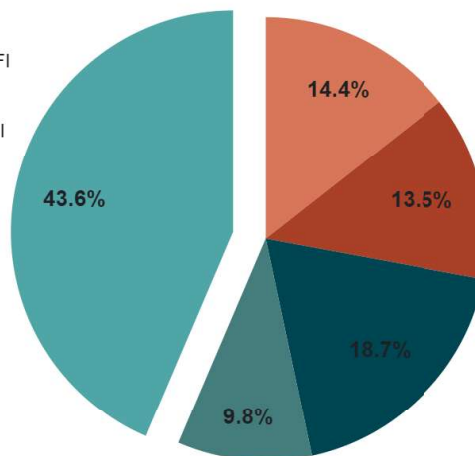
HUD receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. This data, known as the “CHAS” data (Comprehensive Housing Affordability Strategy), quantifies the extent of housing problems and housing needs, particularly for low-income households. The most current CHAS data is from the 2014-2018 ACS. The City of Torrance anticipates that the number of households with a cost burden has increased since 2018 due to the economic results of the COVID-19 pandemic.

The CHAS data shows that Torrance has 1,985 property owners and 3,505 renters below 30% of HUD Area Median Family Income (HAMFI). This figure represents 10% of all Torrance households.⁶ The income distribution of renter households is shown in Graph B (below); 14.4% of Torrance renter households are at or below 30% HAMFI.

CHAS Income Distribution Overview (Renter)

Graph B

- Household Income ≤ 30% HAMFI
- Household Income >30% to ≤ 50% HAMFI
- Household Income >50% to ≤ 80% HAMFI
- Household Income >80% to ≤ 100% HAMFI
- Household Income >100% HAMFI



Of the 3,505 below 30% HAMFI renter households, 2,635 (75%) have at least 1 of the 4 HUD defined “housing problems.”⁷ The 4 housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. A household is considered to be experiencing a cost burden if it spends more than 30% of its gross income on housing and experiencing a severe cost burden if it spends more than 50% of its gross income on housing. Cost burden is determined by the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). 2,605 (74%) of the below 30% HAMFI renter households are paying over

⁶ Source: CHAS

⁷ Source: CHAS

30% of their household income on rent and utilities.⁸ 2,390 (68%) of the below 30% HAMFI renter households are paying over 50% of their household income on rent and utilities.⁹

In 2021, Torrance utilized CDBG-CV funding for a short-term rental assistance program for households impacted by the COVID-19 pandemic. The City received 397 applications (some of which were duplicates or for residents outside of the municipal boundaries of the City). Of the 91 households assisted, 47% had income below 30% AMI.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

In Los Angeles, 49% of unsheltered adult women report a history of intimate partner violence in their lifetime.¹⁰ There are three agencies providing 12 emergency shelters and transitional housing programs throughout SPA 8 that assist domestic violence victims, their family members and pets. Based on the 2020 Homeless Count, 1,172 people experiencing homelessness in SPA 8 had experienced domestic violence/intimate partner violence.¹¹ This represents 29% of the total of people over 18 experiencing homelessness in SPA 8. The Homeless Count data also shows that 356 people experiencing homelessness in SPA 8 were homeless due to fleeing domestic violence/intimate partner violence.

Other Families Requiring Services or Housing Assistance to Prevent Homelessness

The HOME-ARP notice defines this category as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness. LAHSA provided the City with Homeless Management Information Systems (HMIS) time-limited subsidy data from July 1, 2018-present. During this time, there have been 85 households with a total of 133 people that were formerly homeless and have been re-housed in the City of Torrance using one of the LAHSA-administered time-limited subsidies (Rapid Re-Housing, Recovery Rehousing, Emergency Housing Vouchers, Shallow Subsidy).

Other Populations At Greatest Risk of Housing Instability

The HOME-ARP notice defines “Other Populations At Greatest Risk of Housing Instability” in two ways. The first is “has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly

⁸ Source: CHAS

⁹ Source: CHAS

¹⁰ Source: Rainbow Services

¹¹ Source: South Bay Coalition to End Homelessness – 2020 Greater Los Angeles Homeless Count South Bay Area

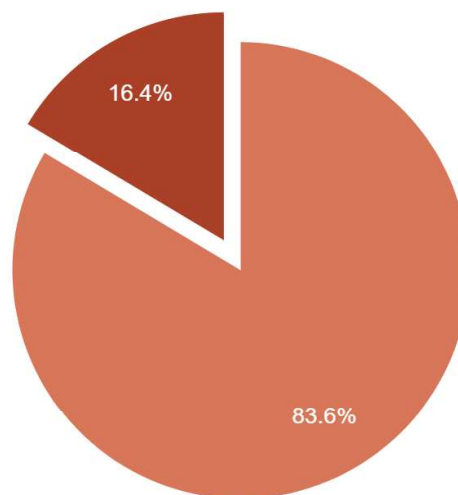
household income toward housing costs).¹² Of the 3,505 below 30% HAMFI renter households in Torrance, 2,390 are experiencing a severe cost burden (68%).¹³

The second definition is that the household has an annual income that is less than or equal to 50% of the area median income, as determined by HUD, and meets one of the conditions of “At risk of homelessness.” The CHAS data does not have the same “at risk of homelessness” conditions as HOME-ARP. However, 5,665 of the 6,780 50% HAMFI or below renter households reported one of the four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%).¹⁴ This data is shown in Graph C (below).

Below 50% HAMFI Housing Problems Overview (Renter)

Graph C

- Household has at least 1 of 4 housing problems
- Household has none of 4 severe housing problems OR cost burden not available, no other problems



Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness; and,***
- ***Those at greatest risk of housing instability or in unstable housing situations***

In the consultation packets provided to the electronically consulted organizations, organizations were asked to provide what the needs and gaps were for the qualifying populations that they serve. The responses included: (1) affordable housing, (2) available units, (3) case management, (4) community resistance, (5) increasing rate of homelessness, (6) interim housing, and (7) landlord- service provider relationships. This data is shown in Graph D (below).

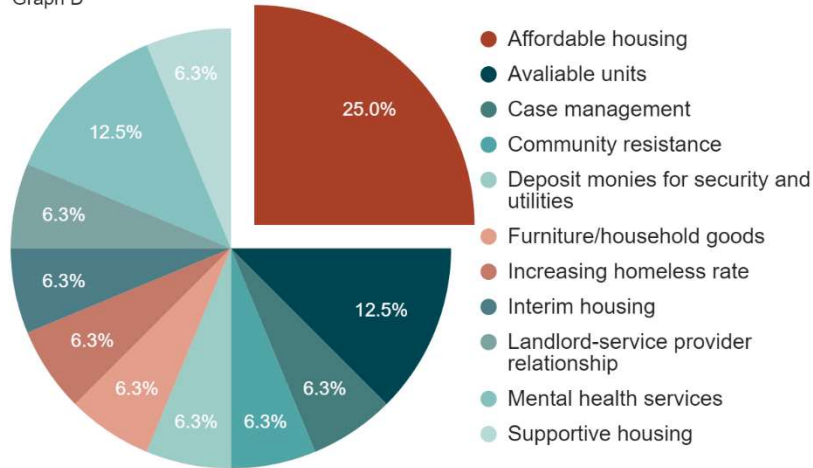
¹² Source: HOME-ARP Notice

¹³ Source: CHAS

¹⁴ Source: CHAS

What unmet housing and service needs do you see among "Qualifying Populations" in Torrance?

Graph D



Available & Affordable Housing

The first unmet housing and service need identified by the consulted organizations was affordable housing and available units. Table 3 shows the gap for households below 30% HAMFI and below 50% HAMFI. Based on the current CHAS data, the gap for households below 30% HAMFI total 1,735 households. Households below 50% HAMFI have a gap of 2,715 households.

Table 3: Torrance Homeless Needs Inventory-Rent Affordability Gap			
Non-Homeless	Current Inventory	Level of Need	Gap Analysis
	# of units	# of households	# of households
Source: Comprehensive Housing Affordability Strategy (CHAS), 2014-2018			
Total Rental Units	24,295		
Rental Units Affordable to HH at 30% HAMFI	900		
Rental Units Affordable to HH at 30-50% HAMFI	315		
0%-30% HAMFI Renter HH w/1 or more housing problems		2,635	
30%-50% HAMFI Renter HH w/1 of more housing problems		3,030	
Current Gap for HH below 30% HAMFI			1,735
Current Gap for HH below 30-50% HAMFI			2,715

The City of Torrance has historically had high rents due to the City's location, amenities, and school district. The discrepancy between contract rent prices and income amounts makes much of the Torrance rental housing stock unaffordable for low-income renters.

The 2021-2029 Draft Housing Element contains data regarding trends in the Torrance housing market. The City experienced very modest housing growth between 2010 and 2021; the housing stock increased by 231 units, from 58,377 to 58,608, representing an increase of 0.4 percent.¹⁵ This slight increase in the housing stock was comparable to the other nearby cities of Manhattan Beach and Redondo Beach, where the increase in number of units was also 1 percent or less. Torrance has very little remaining vacant land for development, and the majority of vacant parcels are infill parcels to be redeveloped.¹⁶

According to the 2013-2019 ACS, the median contract rent was \$1,675 per month in Torrance, compared to \$1,614 for Los Angeles County.¹⁷ Approximately 34 homes/townhomes were available for rent as of September 2021 according to Zillow.com, and 75 apartments were listed for rent. At the same time as housing prices have increased, the price of rental listings has also increased over the ACS estimates, and indicate the following range and average (where several units are available in a single category) of rental rates as of September 2021:¹⁸

- Studio apartment: \$1,395 - \$1,640
- One-bedroom apartment: \$1,395 – \$2,150, average \$1,885
- Two-bedroom apartment: \$1,950 - \$3,000, average \$2,375
- Three-bedroom apartment: \$3,300 - \$3,4000
- Two-bedroom homes/townhomes: \$2,250 - \$3,199, average \$2,767
- Three-bedroom homes/townhomes: \$2,795 -\$6,500, average \$4,515
- Four-bedroom house: \$3,750 - \$7,800
- Five-bedroom house: \$4,500

Additionally, none of the organizations consulted through the electronic consultation packet stated that they provide affordable housing. The City of Torrance is one of four independent SPA 8 cities that has its own public housing agency. Torrance Housing administers three HUD voucher programs: Housing Choice Vouchers (HCV, 690 allocated), Veterans Affairs Supportive Housing Vouchers (VASH, 25 allocated), and Emergency Housing Vouchers (EHV, 33 allocated). The EHV program provides rental assistance for households experiencing homelessness, at risk of homelessness, recently homeless, and fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. These types of programs bridge the gap between market rate units and affordable housing units. One of the goals of the City's Homeless Plan is to leverage existing City resources to focus on homelessness or prevention programs.

¹⁵ Source: City of Torrance Draft Housing Element 2021-2029

¹⁶ Source: City of Torrance Draft Housing Element 2021-2029

¹⁷ Source: City of Torrance Draft Housing Element 2021-2029

¹⁸ Source: City of Torrance Draft Housing Element 2021-2029

Supportive Services: Sheltered and Unsheltered Homeless Population

From 2016 to 2020, overall homelessness in the City of Torrance grew dramatically by over 300%. Of the 322 people experiencing homelessness, 195 are experiencing vehicular homelessness, 75 experiencing street homelessness, and 52 experiencing sheltered homelessness. People experiencing unsheltered homelessness are at a great risk of continued harm due to higher rates of morbidity and mortality resulting from pre-existing conditions, exposure to the elements, lack of access to healthcare, and elevated rates of hospitalizations with longer, more complex hospital stays. The process of resolving homelessness is complicated and takes a substantial amount of time and resources compared to that for people receiving temporary shelter.

It is important to connect people with the right level of services to ensure their success in combating homelessness. Housing options must be flexible, client-centered, easily accessible, and paired with support services necessary to help clients remain in housing for the long term. Returning to homelessness after a housing placement is re-traumatizing for the families and inefficient use of assistance resources. The unsheltered homeless population needs case management referrals to medical services, mental health and substance use disorder treatments, permanent supportive housing, and interim housing. The sheltered homeless population needs housing navigation, referrals to tenant - based rental assistance, job training, and referrals to medical services, mental health and substance use disorder treatments.

The City relies heavily on the Los Angeles County Coordinated Entry System (CES) to provide resources for those experiencing homelessness within city-limits. Currently, Torrance has one Housing Navigator/ Caseworker through Harbor Interfaith Services to provide Case Management for the entire City. As mentioned previously, the City of Torrance has an allocation of Emergency Housing Vouchers (EHVs), but this HUD program does not provide case management funding. LAHSA recommends that PJs consider using HOME-ARP funding for supportive service needs to fill this gap. These include housing navigation services to assist with locating and securing a housing unit for people experiencing homelessness, as well as tenant retention services to support the success of tenants and landlords once they are housed using an EHV. In alignment with the information above regarding the availability of subsidies, this recommendation encourages the use of funds to pair supportive services with EHVs, namely Navigators. During office hours provided by LAHSA to discuss the jurisdictions allocation plan, LAHSA was in support for the use of funds for supportive services that the City indicates throughout the allocation plan. Additionally, many of the unmet housing and service needs identified by the consulted organizations: case management, deposit funding, mental health services, and landlord/service provider relationships are all covered under the HOME-ARP supportive services use.¹⁹

¹⁹ Source: Electronic Consultation Survey

Individuals and Families at Risk of Homelessness

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability, like moving two or more times during the last 60 days due to economic reasons. Using HUD's 2014-2018 CHAS data, Torrance has 5,490 households at or below 30% HAMFI, making up 10% of all Torrance's households. 64% of all households with incomes at or below 30% HAMFI are renter households. Tenant based rental assistance programs can bridge the gap between market rate rents and tenant income, thus preventing homelessness. Many tenant based rental assistance programs are targeted to families that are at risk of homelessness. However, after consultation, only 6 out of the 11 electronically consulted organizations believed that the City should consider using the HOME-ARP funding for rental assistance.²⁰ Another unmet housing need within this population is supportive services. Through supportive services, individuals and families at risk of homelessness can be matched to resources within the CoC that can help address the affordability gap.

Fleeing or Attempting To Flee Domestic Violence or Human Trafficking

There are three agencies providing 12 emergency shelters and transitional housing programs throughout SPA 8 that assist domestic violence victims, their family members and pets. In addition to housing accommodations, there are various additional services provided such as counseling and advocacy assistance. Domestic violence or human trafficking survivors often lack easy access to short-term shelter and quick access to medical and mental health services. In addition, there are only informal networks to connect survivors to job opportunities. Without economic dependence, many survivors are caught in abusive relationships and the gains they make with traditional social services are not fully realized. The consulted Victims Service Providers stated that the major unmet housing needs for survivors are availability of affordable housing and shelter/interim housing beds for survivors. Additionally, the Victims Service Provider supported the use of HOME-ARP for development of affordable housing, supportive services, non-congregate shelter units, and tenant based rental assistance.

Residents Living In Housing Instability or In Unstable Housing Situations

HOME-ARP qualifying populations also include other populations who have previously qualified as homeless, are currently housed with temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness. In addition, HUD defines those at greatest risk of housing instability as households that have an annual income less than 30% AMI and are experiencing severe cost burden or have an income less than 50% AMI and meet a certain condition, like living in someone else's home or living in a hotel due to an economic hardship. Many renters in Torrance experience various housing challenges. A total of 53% of all Torrance renters have housing problems or severe housing problems.²¹ HUD defines housing problems as a household that has one or more of the following: lacking a kitchen sink or plumbing, having more than one person per room,

²⁰ Source: Electronic Consultation Survey

²¹ Source: CHAS

or being housing cost burdened at 30% or more. The unmet housing need of this population is affordable and available housing that does not exceed 30% of the household income. This can be achieved through the development of affordable housing or tenant based rental assistance. Oftentimes, households require supportive services to help find housing resources, pay for security deposits, and address other gaps within the household's housing situation.

Other households requiring services or housing assistance or to prevent homelessness

There are a limited number of households receiving time-limited subsidies within the City of Torrance. These subsidy programs vary in length and amount of assistance received. The unmet housing need of this population is supportive services to facilitate applications to permanent housing resources and/or assistance in attaining increased income. Through the EHV program, LAHSA has matched participants in rapid rehousing with EHV vouchers. However, as noted in the LAHSA memo, EHV vouchers do not come with permanent supportive services.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing.

Emergency Shelter Programs

According to LAHSA's 2021 Housing Inventory Count (HIC), there are two emergency shelters located in the City of Torrance. As shown in Table 4, the referrals for these resources are through Los Angeles County's Department of Health Services. The City of Torrance Outreach Worker/Housing Navigator cannot place individuals/families in these shelters.

Table 4: Emergency Shelter Programs in Torrance²²						
Agency: Program Name	City	Family # beds	Adult Individuals # Beds	Veterans # Beds	DV/IPV #beds	Notes
Holiday's Helping Hands: DHS Recuperative Care	Torrance	53				Countywide resource: referrals by DHS only
Serenity Recuperative Care: DHS Stabilization	Torrance		22			Countywide resource: referrals by DHS only

Table 5 shows the resources within SPA 8 for Emergency Shelter. The notes column on the right describes the limitation of these shelter options. As shown, of the shelters with public locations, none are in the City of Torrance.

²² Source: South Bay Coalition to End Homelessness

Table 5: Emergency Shelter Programs in SPA 8 ²³						
Agency: Program Name	South Bay City	Family # beds	Adult Individuals # Beds	Veterans # Beds	DV/IPV #beds	Notes
Arms of Nefertari: Emergency Shelter	Inglewood		6			Men only
Beacon Light Mission: Emergency Shelter	Wilmington		15			Men only, 10 max stay
Doors of Hope Mission: Emergency Shelter	Wilmington		24			Women only, 10 max stay
Harbor Interfaith Services: A Bridge Home	San Pedro		70			City of LA residents only
Harbor Interfaith Services: DHS Interim Housing	San Pedro		40			LA County funded for residents within close radius of shelter
Harbor Interfaith Services: Redondo Beach Pallet Shelter	Redondo Beach		15			Redondo Beach residents only
House of Hope Foundation: Recovery Bridge Housing	San Pedro		6			Women's alcoholic treatment center, referrals through SPA 8 only
House of Hope Foundation: SAPC Interim Housing	San Pedro		15			Women's alcoholic treatment center, referrals through SPA 8 only
LA DPSS: CalWorks Homeless (Motel Vouchers)	Rancho Dominguez		79			Motel vouchers given out by DPSS on January 25th, 2021 (Homeless Count date)
Winter Shelter Program	Long Beach		65			Women and men seasonal beds
US Veterans Initiative: A Bridge Home	Inglewood			170		
US Veterans Initiative: CES Bridge/Crisis Housing	Inglewood			27		
United States Veterans Initiative, Inc.: VA Low Demand Safe Haven	Inglewood			48		
1736 Family Crisis Center: 1736 FSC Crisis Housing	Confidential				45	
1736 Family Crisis Center: CES Bridge Housing for Women	Confidential				20	
1736 Family Crisis Center: CES Bridge Housing Individuals	Confidential				5	
1736 Family Crisis Center: CES Crisis Housing Individuals SPA 8	Confidential				10	
Rainbow Services: Emergency Housing	Confidential				40	

²³ Source: South Bay Coalition to End Homelessness

Transitional Shelter Programs

Tables 6 and 7 show the transitional shelter programs located in Torrance and the South Bay. Family Promise of the South Bay is an organization committed to a community-based approach to solving homelessness, engaging both the local community as well as faith-based organizations in an effort to effectively remedy family homelessness.²⁴

Table 6: Transitional Shelter Programs in Torrance ²⁵						
Agency: Program Name	City	Family # beds	Adult Individuals # Beds	Veterans # Beds	DV/IPV #beds	Notes
Family Promise of the South Bay: Torrance	Torrance	15				

²⁴ Source: Family Promise of the South Bay Website

²⁵ Source: South Bay Coalition to End Homelessness

Table 7: Transitional Shelter Programs in the South Bay²⁶

Agency: Program Name	South Bay City	Family # beds	Adult Individuals # Beds	Veterans # Beds	DV/IPV #beds	Notes
Casa de Los Angelitos	Harbor City	6				Women who are pregnant or have an infant child
Community's Child Inc.: Building Hope	Lomita	18				Women with infant children
Family Promise of the South Bay: Long Beach	Long Beach	8				
Family Promise of the South Bay: San Pedro	San Pedro	10				
Family Promise of the South Bay: Wilmington	Wilmington	6				
Harbor Interfaith Services: CES Transitional Housing SPA 8	San Pedro	8				Transitional age youth head of household
Harbor Interfaith Services: You Can Have It A.L.L. (Accelerated Learning and Living)	San Pedro	38				Families working or pursuing education
First Place for Youth: Transitional Housing Program SPA 8	Inglewood		9			Transitional age youth
Project New Hope: Dalla Benton House	Confidential		10			Persons with HIV/AIDS
Sanctuary of Hope: CES Transitional Housing CNGF SPA 8	Hawthorne		5			Transitional age youth
Sanctuary of Hope: CES Transitional Housing Hope Connections SPA 8	Hawthorne		9			Transitional age youth
United States Veterans Initiative, Inc.: CA0520 Veterans In Progress	Inglewood			100		
United States Veterans Initiative, Inc.: CA0526 Westside Residence and Employment Center	Inglewood			130		
United States Veterans Initiative, Inc.: GPD VA Service Intensive Transitional Housing	Inglewood			24		
United States Veterans Initiative, Inc.: VA Bridge Housing Program	Inglewood			16		
United States Veterans Initiative, Inc.: VA Clinical Treatment	Inglewood			48		
1736 Family Crisis Center: South Bay 1 Domestic Violence Shelter	Confidential				9	
1736 Family Crisis Center: South Bay 2 Domestic Violence Shelter	Confidential				34	

²⁶ Source: South Bay Coalition to End Homelessness

Center for the Pacific Asian Family Inc.: CA0363 Transitional Housing Program	Confidential					20	
Rainbow Services: Villa Paloma Transitional Shelter	Confidential					36	

LAHSA released the 2021 HIC (Housing Inventory Count), which in part includes an inventory of the interim housing projects dedicated to serving homeless persons. It is a requirement by HUD and is used in the annual application process to determine Federal funding for homeless services throughout the country. The HIC includes project data reported to LAHSA by participating organizations in the Los Angeles Continuum of Care.²⁷ This data for the entire CoC is shown in Table 8 below by regions, or SPAs.

Table 8: LAHSA 2021 Housing Inventory Count

Total Number of Units										
		LA CoC	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8
Totals		43,398	1,252	3,806	4,164	19,520	3,733	6,082	2,454	2,387
Shelter	Emergency Shelter	14,402	786	1,722	1,071	4,049	853	3,639	1,315	967
	Transitional Housing	3,053	50	195	203	1,370	222	244	323	446
	Safe Haven	285	0	10	0	85	112	0	30	48
Housing	Permanent Supportive Housing	19,600	292	1,329	2,480	11,606	1,799	1,176	413	505
	Other Permanent Housing	2,094	0	101	109	1,136	270	316	106	56
	Rapid Re-Housing	3,964	124	449	301	1,274	477	707	267	365
Total Number of Beds										
		LA CoC	SPA 1	SPA 2	SPA 3	SPA 4	SPA 5	SPA 6	SPA 7	SPA 8
Totals		58,108	1,880	5,985	5,494	23,143	4,920	9,911	3,471	3,304
Shelter	Emergency Shelter	20,087	1,185	2,863	1,491	4,632	1,205	5,983	1,497	1,231
	Transitional Housing	4,144	65	264	305	1,881	299	399	329	602
	Safe Haven	285	0	10	0	85	112	0	30	48
Housing	Permanent Supportive Housing	23,677	353	1,622	3,144	13,417	1,935	1,608	943	655
	Other Permanent Housing	2,724	0	269	109	1,242	270	600	126	108
	Rapid Re-Housing	7,191	277	957	445	1,886	1,099	1,321	546	660
Notes										
<ul style="list-style-type: none"> • Grand Total = Family Units/Beds + Individual Units/Beds + Unaccompanied Minor Units/Beds • N = number; % = percentage share of either Grand Total, Family Units/Beds, Individual Units/Beds, or Unaccompanied Minor Units/Beds • Emergency Shelter includes the Winter Shelter Program (WSP), hotel/motel vouchers distributed by the Department of Public Social Services, as well as Coordinated Assessment Motel Vouchers • Permanent Supportive housing and Other Permanent Housing includes the following: Tenant-Based Projects, in which Public Housing Authority (PHA) provide vouchers to individuals or families directly so they may select the housing unit of their choice; Sponsor-Based Projects, in which community-based organizations administer housing vouchers on behalf of the PHA; Project-Based Vouchers, in which the subsidy provided by the PHA is tied directly to a site. 										

To address the need for temporary housing in the City of Torrance, on June 22, 2021 Torrance City Council approved the Torrance Civic Center grounds as the site for a 40-unit non-congregate shelter program. The program couples interim shelter for people experiencing homelessness with case management and housing navigation services. The ultimate goal of the temporary housing program is for participants to achieve permanent housing solutions. The temporary housing community will consist

²⁷ Source: LAHSA 2021 Housing Inventory Count

of 40 individual units, case management, hygiene facilities, and security for all individuals living within the program. The program will be activated in summer 2022 and has been approved for a 12 month pilot period.

Contracted Outreach and Housing Navigator

On November 10, 2020, Torrance City Council approved an 18-month contract with Harbor Interfaith Services for an Outreach Worker/Housing Navigator for people experiencing homelessness. On February 1, 2021, the City initiated the agreement with the employment of one Outreach Worker/Housing Navigator dedicated to the City. Key metrics have been established by the City to measure the effectiveness of the Outreach program. From February 2021 through October 2021, the Outreach Worker has met with 38 unduplicated clients and has made 12 Permanent Housing Placements.²⁸

Torrance Public Housing Authority

Torrance is one of four independent SPA 8 cities that has its own Public Housing Authority (PHA). In May 2021, the Housing Authority received newly created “Emergency Housing Vouchers” (EHV) as part of the federal government’s COVID-19 response.

As mentioned, one of the goals of the City’s Homeless plan was to leverage existing City resources to focus on homelessness or prevention programs. The Torrance PHA utilizes three types of Section 8 housing vouchers; EHV, HUD Veterans Affairs Supportive Housing (HUD-VASH), and Housing Choice Vouchers (HCVs). To date, the Torrance PHA has been allocated 33 EHV, 25 VASH vouchers, and 690 HCVs.

Affordable Housing

The City of Torrance has the following affordable housing resources:

Table 8: Assisted Housing Developments in Torrance ²⁹			
Building	Number of Units	Number of Affordable Units	Funding Source
Golden West Towers 3510 Maricopa Street Torrance, CA 90503 (Senior Housing)	179	178	HUD Section 236
JCI Gardens Community Housing Management Services 2000 W. 162nd Street Torrance, CA 90504	101	100	HUD Section 202
Accessible Apartments 2 United Cerebral Palsy 22520 Ocean Avenue Torrance, CA 90505	13	12	HUD Section 202
Scalabrini House 22410 Evalyn Avenue Torrance, CA 90505	1 unit/ 6 beds	1 unit/ 6 beds	HUD

²⁸ Source: Torrance Social Service Commission meeting October 28, 2021

²⁹ Source: City of Torrance Draft Housing Element 2021-2029

Caribou House 4226 W. 231st Street Torrance, CA 90505	1 unit/ 6 beds	1 unit/ 6 beds	PRAC
Harmony Court Apartments 4494 196th Street 4502 186th Street Redondo Beach, CA 90278	187	185	HUD PRAC 202/811
Coleman Court 1421 Cravens Avenue Torrance, CA 90501	79	78	Housing Set- aside
Ocean Terrace 3851 W. 226th Street Torrance, CA 90505	36	35	Housing Set-aside
El Prado Apartments 1215 El Prado Avenue Torrance, CA 90501	26	26	Housing Set- aside
Brisas Del Sol 1201-1211 Cabrillo Avenue Torrance, CA 90501	33	33	Housing Set- aside

Identify any gaps within the current shelter and housing inventory as well as the service delivery system.

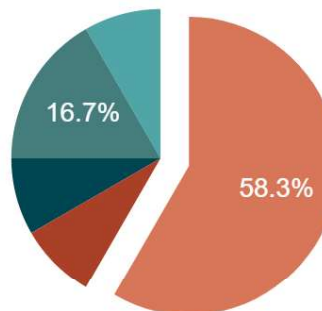
Shelter Inventory

As previously mentioned, the City of Torrance does not currently have a large amount of shelter resources to refer people experiencing homelessness. This lack of shelter was expressed by the consulted organizations as shown in Graph E. 58.3% of the electronically consulted organizations expressed a lack of interim housing resources.³⁰ To address this gap, as previously mentioned, the City of Torrance is activating a 40-unit Tiny Home Interim Housing Project in the summer of 2022.

What gaps do you see within the current shelter inventory located in Torrance?

Graph E

- Interim housing
- Limited/options for couples
- Local recuperative care
- Options for families
- Wrap around services



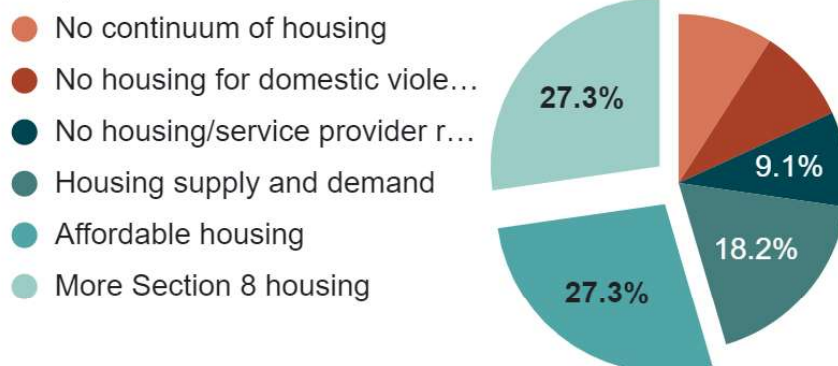
³⁰ Source: Electronic Consultation Survey

Housing Inventory

The consulted organizations identified a need for additional affordable housing and Section 8 housing in the City of Torrance (Graph F). As shown in Table 3 “Torrance Homeless Needs Inventory-Rent Affordability Gap,” there is a sizable gap between the number of extremely low and very-low income Torrance households and the number of affordable units available to those households.

What gaps do you see within the current housing inventory located in Torrance?

Graph F



Service Delivery System

The consulted organizations identified gaps within the service delivery system. These gaps include City resource portals, collaboration with healthcare providers, interim housing, case management, mental health services, treatment services, and support for homeless families.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if they PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice.

The City of Torrance will not be including other populations in the Allocation Plan.

Identify priority needs for qualifying populations.

Based on the information provided from the CHAS data and the consultations provided by the various organizations, Torrance has determined that the priority need for the qualifying populations is supportive services. According to the electronic consultation survey, over 90 percent of the electronically consulted agencies were in support of the City using HOME-ARP funds for supportive services.³¹ 90 percent of the electronically consulted agencies also referenced the need for non-congregate shelter units. This need has been funded through the City’s temporary housing program launching in summer 2022. One of the consulted organizations stated, “...the County-funded homelessness system is not able to provide an immediate response (same day) to meet the needs of the unhoused. Torrance currently

³¹ Source: Electronic Consultation Survey

has one street outreach/case manager and she's made tremendous progress in working with and housing people/ But for the size of City's homelessness population based on the Homeless Count, there needs to be more City-dedicated staff to 'move the needle' as more and more people become homeless due to economic situations. These were large needs 2+ years ago and the pandemic has only increased them."³²

The provision of supportive services is priority need for all of the qualifying populations: homeless; at risk of homelessness; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and other populations where providing assistance would prevent the family's homelessness or would serve those at greatest risk of housing instability. The homeless population needs supportive services to become document ready and connected to interim shelter resources for stabilization. The "at risk of homelessness" and "other at risk population" needs supportive services for connections to tenant based rental assistance, referrals to affordable housing, and problem solving assistance (security deposits, short-term subsidies, moving expenses, etc.). Those who or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking require connections with supportive services to facilitate the transfer to safe interim shelter options, connections to legal services, and applications for subsidy programs (income and housing).

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined.

The level of need and gaps in the shelter and housing inventory and service delivery systems based on the data presented in the plan was determined by the collected responses from organizations that provide services for Torrance and the CHAS data collected by HUD.

Information received during the consultation period indicated multiple gaps within Torrance's shelter inventory. Gaps included:

- Interim housing (58%)
- Limited or lack of options for couples (8.3%)
- Local recuperative care (8.3%)
- Options for families (16.7%)
- Wrap around services (8.3%)

Information received during the consultation period indicated multiple gaps within Torrance's housing inventory. Gaps included:

- No Continuum of Housing (9.1%)
- No housing for domestic violence survivors (9.1%)
- No coordination with housing and services provider (9.1%)
- The high demand and low supply of housing (18.2%)
- Section 8 housing options (27.3%)

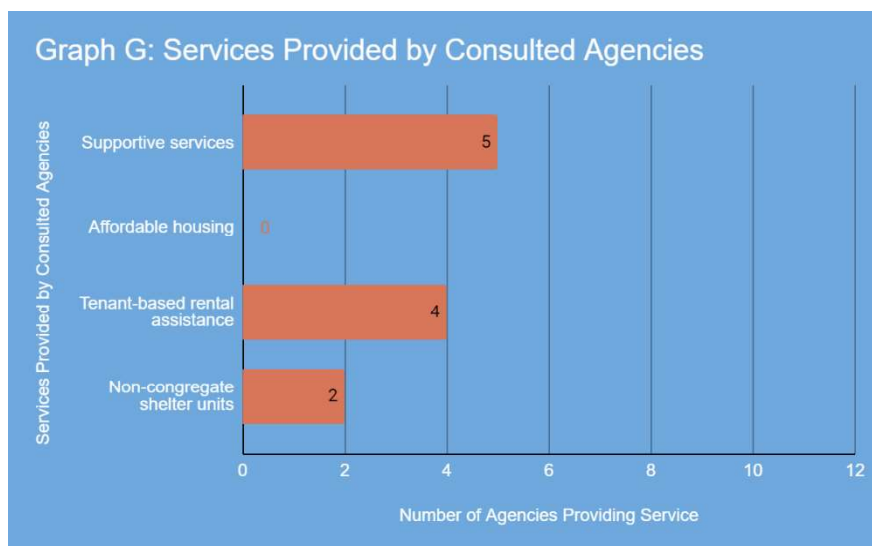
³² Source: Electronic Consultation Process

- No affordable housing (27.3%)

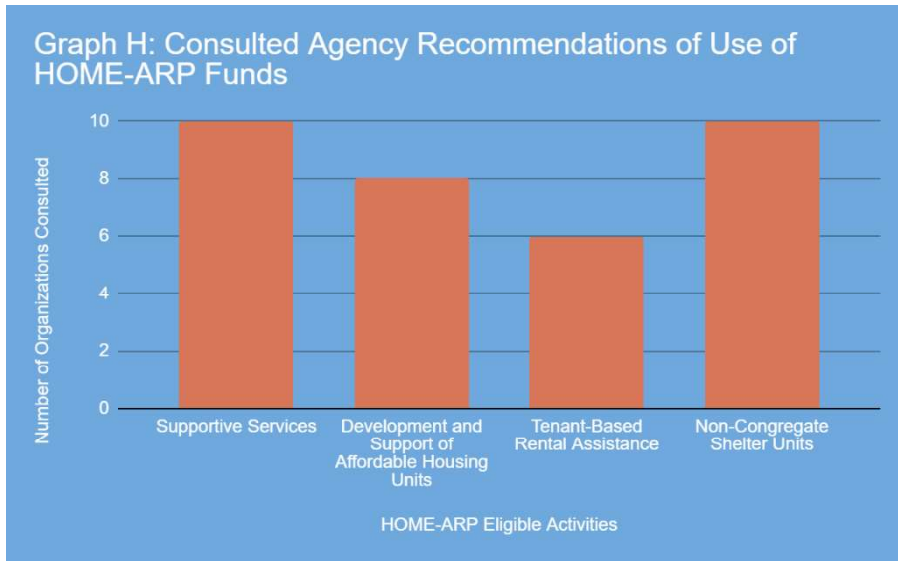
Information received during the consultation period indicated multiple gaps within Torrance's current service delivery system. Gaps included:

- City resource portals (7.7%)
- Collaboration with healthcare providers (7.7%)
- Housing (7.7%)
- Interim shelter (15.4%)
- Coalitions (7.7%)
- Treatment services (7.7%)
- Mental health services (7.7%)
- Case management (23.1%)

The electronic consultation packet asked the consulted agencies which of the HOME-ARP eligible activities the organizations currently provided. The results are shown in Graph G below.



The electronic consultation packet asked the organizations how they felt that the City should use the HOME-ARP funds. As shown in the below results, the consulted agencies believe that the City should use HOME-ARP funding for Supportive Services and Non-Congregate Shelter Units.



HOME-ARP Activities

Describe the methods for soliciting applications for funding and/or selecting developers, service providers, sub recipients and/or contractors and whether the PJ will administer eligible activities directly.

The City of Torrance will use the HOME-ARP funds to promote private/public partnerships as a vehicle for expanding and providing supportive services to people experiencing homelessness within the boundaries of the City. HOME-ARP funds may be leveraged with private and public funding sources to support activities for supportive services.

The City of Torrance will use the standard procurement processes that the City currently has in place. If the City chooses to extend the contract of a supportive service provider that is currently working within the City, the City will ensure that the contract is in compliance with all HOME-ARP requirements.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program.

The City of Torrance will not allocate any portion of its HOME-ARP administrative funds to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

Table 8: Use of HOME-ARP Funding			
	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$1,454,298.15		
Non-profit Operating	\$0	0%	5%
Non-profit Capacity Building	\$0	0%	5%
Administration and Planning	\$256,640.85 (retroactively and future)	15%	15%
Total HOME ARP Allocation	\$1,710,939		

Additional narrative, if applicable.

N/A

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.

The HIC shows that Torrance does not have adequate interim housing for households experiencing homelessness. The City is addressing this gap through the creation of the 40-unit Temporary Housing Program set to open summer 2022. The gap analysis also identifies the need for strengthening the case management and supportive services offered. As previously mentioned, Torrance relies heavily on the County's CES system for these services. Currently, SPA 8's CES has only six hybrid outreach workers/housing navigators to cover the region's 31 cities and neighborhoods that in 2020 had 4,560 persons experiencing homelessness. Torrance, along with other SPA 8 municipalities, has had great success in having its own dedicated case manager focus on homelessness within its city, but much more dedicated services are needed to have a sustaining impact on moving people out of shelters or off the streets into a permanent housing solution.

The gap analysis also identified the need for more affordable housing. The level of HOME-ARP funds the City received is not sufficient to address this particular need.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation.

The City of Torrance will not be producing or supporting affordable rental housing units through our HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs.

The City of Torrance does not have a specific affordable rental housing production goal that will utilize HOME-ARP funds.

Preferences

Identify whether the PJ intends to give preferences to one or more qualifying populations or subpopulation within one or more qualifying populations for any eligible activity or project.

- *Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.1015(a).*
- *PJs are not required to describe specific projects to which the preferences will apply*

The City of Torrance will give a preference to individuals experiencing homelessness in Torrance as defined by the HOME-ARP notice.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category or qualifying population, consistent with the PJ's needs assessment and gap analysis.

The prioritization of people experiencing homelessness will address the most pressing unmet housing needs in the City. By using the funding for supportive services, the City will expand the reach of the supportive services available for those experiencing homelessness within the temporary housing community and identifying those experiencing homelessness throughout the City of Torrance.

The CHAS data shows that only 14% of Torrance renters are below 30% HAMFI. The City's resources can be better used towards people experiencing homelessness where we have seen an exponential increase.

The City will use the Coordinate Entry System (CES) along with referrals from City staff, City public safety teams, and other CES partners to determine the individuals/families that will occupy the temporary housing community. Because the residents of the temporary housing community are considered "homeless," the residents in this community will receive the preference for supportive services within HOME-ARP. Torrance will use a waiting list for the interim housing community and will prioritize people experiencing homelessness in Torrance for supportive services.

If the City uses HOME-ARP funds for outreach, the supportive service providers will enter individuals/families they outreach to into the Coordinated Entry System.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference.

The City of Torrance will utilize the supportive service providers to refer the other qualifying populations to other resources within the Los Angeles County CoC. In the LAHSA memo, LAHSA identified problem solving as a viable prevention tool. The City of Torrance contracted supportive service provider will refer households at risk of homelessness to problem solving resources throughout Los Angeles County.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.*
- *Require a review of management practice to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*
- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
- *Specify the required compliance period, whether it is the minimum 15 years or longer.*
- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*
- *Other requirements in the PJ's guidelines, if applicable.*

The City of Torrance does not intend on using HOME-ARP funds to refinance existing debt secured by multifamily rental units that are being rehabilitated with HOME-ARP funds.